PT OF SEC 33-1N-24E
IN OR 938/765 (EX OR 2262/270)
PH0910006AFL & PH0910006BFL

GALLOWAY LARRY P & SANDRA J
13131 SIX SISTERS WAY
BRYCEVILLE, FL 32009

2025

33-1N-24-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

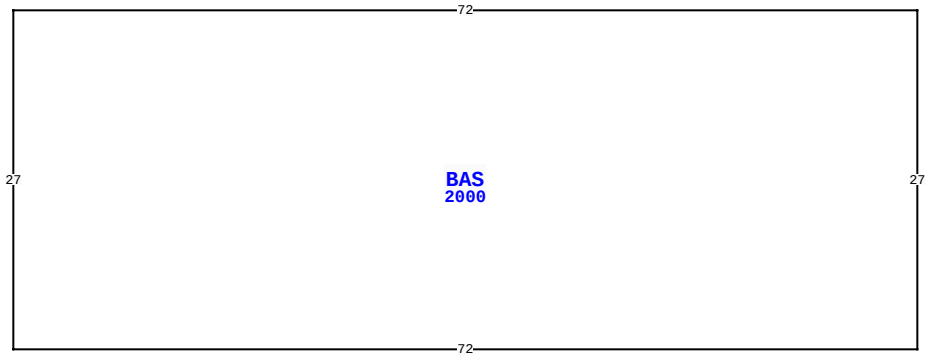
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2000	1,944	101,049
TOTALS	1,944			1,944	101,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	152.8800	129.95	252,623	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2001 Heated Area: 1944 HX Base Yr 2001



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		101,049
TOTAL MARKET OB/XF VALUE		4,805
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		225,854
SOH/AGL Deduction		128,569
ASSESSED VALUE		97,285
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,563
TOTAL JUST VALUE		225,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/0765	6/29/2000	WD	Q	I	06	100

GRANTOR: COLLINS DANIEL & BEVE
GRANTEE: GALLOWAY LARRY & SA

13131 SIX SISTERS WAY, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	100	20	16	320.00	SF	15.00	15.00	100	1985	1985	3	20	960	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2002	2002	3	20	256	
3	0681	POLE SHED	0	100	0	0	1,100.00	SF	11.25	11.25	100	2002	2002	3	29	3,589	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W72 S27 E72 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 4,805

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 03/28/2019 BY TWX Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS